



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Vern Jacques
 Acting Director, Recreation and Cultural Services
Date: July 8, 2008
File:
Re: Public Washrooms at Britannia Historic Zone

Staff Recommendation

That construction of a stand-alone public washroom building, located in the Britannia Historic Zone to the north of Murchison House 1 (as outlined in Option 1 of the report from the Acting Director, Recreation and Cultural Services dated July 8, 2008) be approved and be included in the current construction phase.

Vern Jacques
Acting Director, Recreation and Cultural Services
(604-247-4930)

Attachments: 4

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ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Facility Management.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES	NO	REVIEWED BY CAO ACTING
	CVC <input checked="" type="checkbox"/>	<input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

At the Council meeting of June 9, 2008 the following motion was adopted:

That staff be directed to consider washrooms in the next phase of development of the Britannia Heritage Zone, as well as grants and private fundraising to assist with this additional cost.

This report provides options for locations of the public washrooms in the Britannia Historic Zone.

Analysis

Public washrooms in this area of the Britannia site are necessary. The current washroom near the Murakami House is inadequate for all the current and intended use of the Britannia site. Staff, together with TRB Architects, investigated the washroom requirements and considered 4 options for the location of public washrooms to serve the visitors at Britannia Heritage Shipyard Site. There is currently room within the existing Phase 2 budget to fund this project. The development of these washrooms would enable public use of the site and would provide the necessary facilities for staff and volunteers. Locations analysed include:

1. Stand alone building north of Murchison House 1 (Recommended)
2. Inside the Chinese Bunkhouse
3. Stand alone building north of Stilt House 1
4. Stand alone building at the south east corner of the parking lot

Option 1: A stand alone building north of Murchison House 1 (Recommended)

This option is the recommended option for the public washrooms. It provides reasonable access for public and special events in the Chinese Bunkhouse and the boardwalk area as well as access from the Shipyard and dock. It can be incorporated into the landscape planting in this phase which will make it less obvious as a new building. It also provides the best support for revenue generation options for public and special events and provides options for inclusion or exclusion to an admission charge area should this be considered in the future. This option is estimated at \$228,197.00.

Option 2: Install public washrooms in the Chinese Bunkhouse

This option presents the most cost effective solution, but severely restricts the use, interpretation and public rental possibilities for this building. The public washrooms use a considerable amount of the existing floor space which impacts the number of people that can be accommodated at a special event in the building. It also restricts the washroom access to open hours only. Attachment 4 shows the main floor plan with the public washroom space allocation. This option is estimated at \$149,163.00.

Option 3: A stand alone building north of Stilt House 1

To add the stand alone washroom in this location could visually represent the shape of the Stilt House 1 building before it was moved to Britannia. However, the portion it would replace was a late additional feature and only the historic portion of the building was acquired and moved to Britannia. This would not enhance the historic context and is not a character defining feature of Stilt House 1. This option is seen as too intrusive and disruptive to the overall Historic Zone area and is not recommended. This option is estimated at \$228,197.00.

Option 4: A stand alone building at the south east corner of the parking lot

This option has some merit, though it is more removed from both the Chinese Bunkhouse and the Shipyard and dock. It would not adversely impact the rest of the site but would restrict the use of these two areas for revenue generation from public and special events.

It is recommended that the completion of the washrooms be included in phase 2 (current phase) of construction. There are financial benefits to the City in terms of contractor mobilization and credits for the original scope of work as well as allowing the opening of the Historic Zone to the public upon completion of phase 2. This option is estimated at \$228,197.00.

Attachment 1 is the floor plan for the proposed stand alone washroom building. The exterior finish will be simple cedar board and batten in keeping with existing buildings. CPTED analysis will be performed for the chosen option and recommendations incorporated in the design. Attachment 2 is a map of the option locations and Attachment 3 outlines the pros and cons for each of these options. Attachment 4 shows the Chinese Bunkhouse floor plan with the public washrooms overlay.

As stated earlier, there is funding within the existing project budget. The costs of each option are below.

	Option 1 North of Murchison House	Option 2 Washrooms in Chinese Bunkhouse	Option 3 North of Stilt House 1	Option 4 South east of Parking Lot
Consultants Costs	\$13,500	\$8,400	\$13,500	\$13,500
Permits and DCC's	\$5,330	\$1,260	\$5,330	\$5,330
Cost of Construction	\$175,000	\$124,000	\$175,000	\$175,000
Construction Contingency	\$13,500	\$8,400	\$13,500	\$13,500
Site Services	\$10,000		\$10,000	\$10,000
City Overhead	\$10,867	\$7,103	\$10,867	\$10,867
Total	\$228,197	\$149,163	\$228,197	\$228,197

Financial Impact

There are no additional capital funding allocations required. The estimated cost of \$228,197.00 for a stand alone washroom building can be accommodated within the project budget funding available for Phase 2.

Conclusion

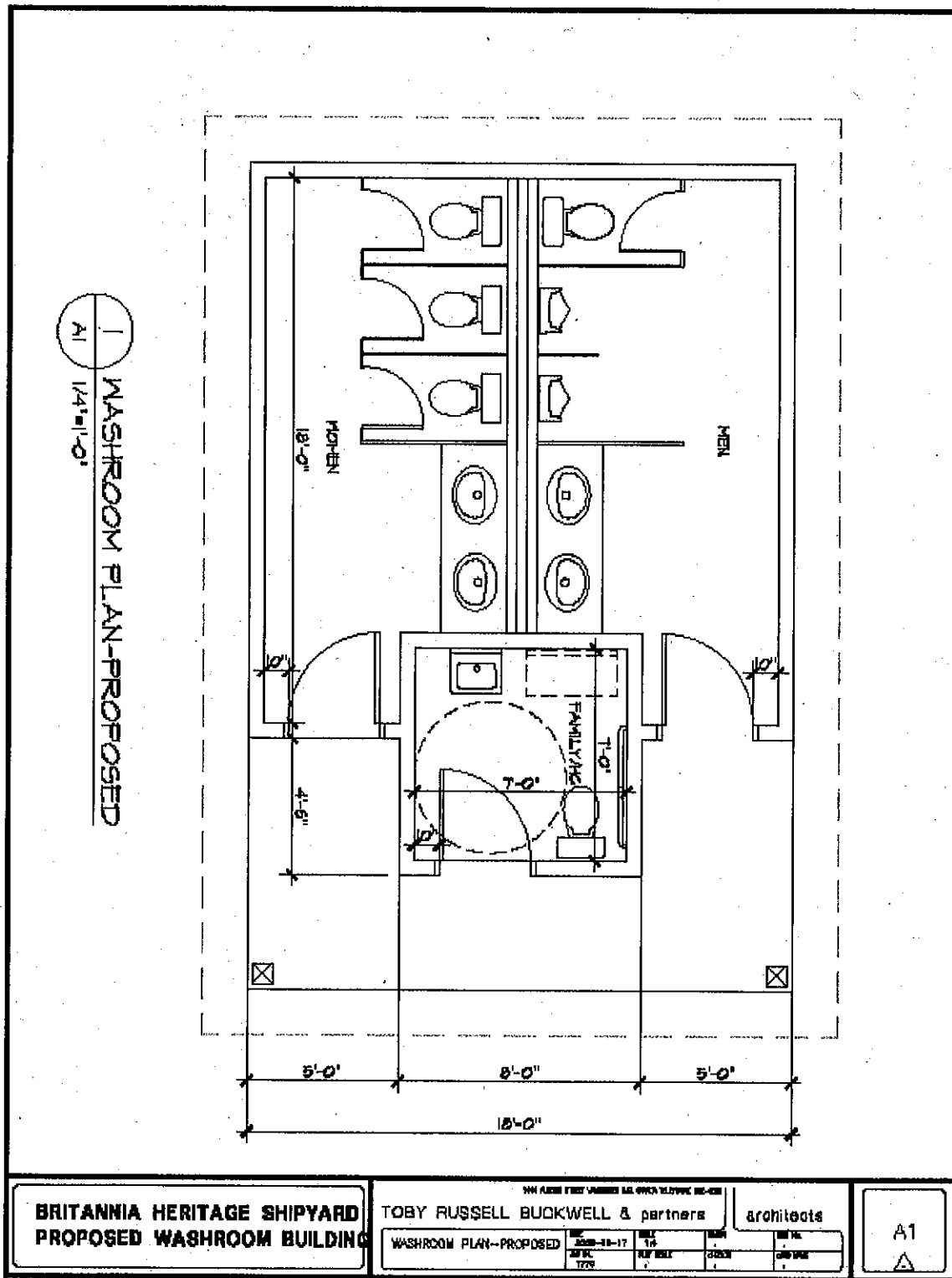
Construction of a stand alone public washroom building to the north of Murchison House 1 (Option 1) to be completed in the current construction phase allows for opening the Historic Zone to the public this year and can be achieved within existing capital budgets. This option best suits the site and its uses.



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BK:bk

Floor plan for proposed stand alone washroom building



Washroom Options Pros and Cons

	Pros	Cons
Option 1 (recommended) Stand alone building north of Murchison House 1	Proximity to Shipyard, dock and Chinese Bunkhouse for public and special events. Accessible when buildings are closed. Allows for greater interpretation of Murchison House 1. Maintains building groupings as Historic Zone principle. Can be incorporated into landscape planting. Best location for inclusion in future potential revenue generation. Can be completed by current contractor with extended schedule. Construction finished in late 2008 early 2009.	Adds a new building to the Historic Zone. Removed, but close to parking lot, Chinese Bunkhouse and Shipyard and dock for public and special events and Caretaker residence.
Option 2 Washrooms in the Chinese Bunkhouse	No additional building in the Historic Zone. Cost effective approx. \$149,163	Restricts rentals, public and special events due to space required. Not accessible when building is closed. Delay in Historic Zone, not open to the public until 2009 when Chinese Bunkhouse is completed.
Option 3 Stand alone building north of Stilt House 1	Can be completed in current construction phase. Accessible when buildings are closed. Could replicate the more recent footprint of Stilt house. Close to Caretaker residence. Can be completed in current construction phase.	Intrusive and disruptive to the site in particular north boardwalk and open space. Difficult access for shipyard and dock events. Adds a new building to the Historic Zone.
Option 4 Stand alone building near SE corner of parking lot	Can be completed in current construction phase. Close to parking lot. Accessible when site is closed.	Adds a new building to the Historic Zone. Remote from Chinese Bunkhouse and Shipyard and dock for public and special events.

Chinese Bunkhouse floor plan with Public Washrooms overlay

